

## Zoning

A zoning ordinance can be beneficial to thoroughfare planning in that planned locations of various land uses and planned densities of dwellings can be realized. This provides a degree of stability on which to make future traffic projections and to plan streets and highways.

Other benefits of a good zoning ordinance are: (1) the establishment of standards of development which will aid traffic operations on thoroughfares; (2) the minimization of strip commercial development which creates traffic friction and increases the traffic accident potential; and (3) the requirement for provision of off-street parking by new developers with the purpose of eventual prohibition of all curb parking on major thoroughfares.

## Urban Renewal

Urban renewal is the term used to describe the elimination of blight. It is one of the few tools available for correcting basic mistakes in the existing street pattern.

The urban renewal program is carried out under the framework of the Federal Housing Act of 1954, as amended, and consists of a three-fold attack on blight. It calls for the conservation of good areas of the cities, rehabilitation of declining areas, and clearance of slum areas so that they may be redeveloped to good standards. If a municipality meets certain requirements as to master plan, good codes and ordinances, and citizen participation, it may obtain assistance in such a program from the Federal Government with the Government paying three-fourths of the cost of the project.

## Capital Improvements Program

One of the tools which makes it easier to build a planned thoroughfare system is a capital improvements program. This is a long range plan for the spending of money on street improvements, acquisition of rights-of-way, and other capital improvements within the bounds of projected revenues. Municipal funds should be available for construction of street improvements which are a municipal